

040.0

0007

0005.0

Map

Block

Lot

1 of 1

CARD

Industrial

ARLINGTON

APPRAISED:

Total Card / Total Parcel

319,700 / 319,700

USE VALUE:

319,700 / 319,700

ASSESSED:

319,700 / 319,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
0	LOT	TUFTS ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
316		1945.000	18,200		301,500	319,700		27474
Total Card		0.045	18,200		301,500	319,700	Entered Lot Size	GIS Ref
Total Parcel		0.045	18,200		301,500	319,700	Total Land:	GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:	444.03	/Parcel: 444.03	Land Unit Type:	Insp Date

OWNERSHIP

Unit #:

Owner 1: EAST ARLINGTON REALTY LLC

Owner 2:

Owner 3:

Street 1: 177 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAMPBELL PAUL R/ TRUSTEE -

Owner 2: EAST ARLINGTON REALTY TRUST -

Street 1: 177 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .045 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1920, having primarily Conc. Block Exterior and 720 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		1945	Sq. Ft.	Site			0	31.	5.00	CA									301,475						301,500	

PREVIOUS ASSESSMENT									Parcel ID	040.0-0007-0005.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	316	FV	18,200	0	1,945.	301,500	319,700		Year end	12/23/2021		
2021	316	FV	18,200	0	1,945.	296,600	314,800		Year End Roll	12/10/2020		
2020	316	FV	18,200	0	1,945.	291,800	310,000		310,000 Year End Roll	12/18/2019		
2019	316	FV	16,200	0	1,945.	272,300	288,500		288,500 Year End Roll	1/3/2019		
2018	316	FV	16,200	0	1,945.	243,100	259,300		259,300 Year End Roll	12/20/2017		
2017	316	FV	16,200	0	1,945.	214,000	230,200		230,200 Year End Roll	1/3/2017		
2016	316	FV	16,200	0	1,945.	160,500	176,700		176,700 Year End	1/4/2016		
2015	316	FV	14,600	0	1,945.	87,500	102,100		102,100 Year End Roll	12/11/2014		

SALES INFORMATION									TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CAMPBELL PAUL R	72409-129	1	4/2/2019	Convenience			1	No	No						
	13849-541		12/1/1979			90,000	No	No	G						

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
3/24/2009									3/24/2009	Measured	201	PATRIOT												
7/14/1999									7/14/1999	PM	Peter M													

Sign: VERIFICATION OF VISIT NOT DATA / / /

